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## EXECUTIVE SUMMARY

### RAINIER BREWING COMPANY, SEATTLE, WASHINGTON FOR G. HEILEMAN BREWING COMPANY, INC.

Hall-Kimbrell Environmental Services was retained by G. Heileman Brewing Company to conduct an inspection for possible asbestos-containing materials in the Rainier Brewing Company facility in Seattle, Washington. The inspection included the assessment of friable mechanical insulation, plaster, and ceiling tiles, as well as nonfriable building materials.

As a result of the inspection and laboratory analysis of bulk samples collected, four priority levels were generated to assist in planning and implementing a phased abatement program. Priority Level I areas contain materials which will require immediate attention due to poor material condition and/or ease of public access. Priority Level II through IV areas contain materials with decreasingly lower exposure potentials. These materials should be repaired as necessary and monitored as part of an operations and maintenance program until removal is dictated by deteriorating material condition, renovation, or demolition.

Laboratory analysis of samples collected at the Rainier Brewing Company facility confirmed the presence of asbestos primarily in two applications: pipe insulation and tank insulation. Minor quantities of asbestos-containing cloth and plaster were also present. Priority Level I materials were found in Buildings 01, 03, 09, 17, 25, 33, and 35. Hall-Kimbrell recommends a phased abatement of these materials due to the high exposure potential associated with such materials.

As a vital segment of the building study, Hall-Kimbrell has provided budgetary cost estimates for removal/replacement of all asbestos-containing materials. A detailed listing of costs by priority level is shown below.

Priority Level	Removal Cost	Replacement Cost	Total Cost
I	\$ 800	\$ -0-	\$ 800
II	\$ 128,560	\$ 52,048	\$ 180,608
III	\$ 397,485	\$ 280,318	\$ 677,803
IV	\$ 6,678	\$ 4,401	\$ 11,079
Assumed ACM	<u>\$ 160,630</u>	<u>\$ 128,674</u>	<u>\$ 289,304</u>
Total	\$ 694,153	\$ 465,441	\$ 1,159,594

*Please note: These costs do not include architectural/engineering, air monitoring, reimbursable, or contingency fees. For cost estimates including these fees, please refer to Chapter IV.*